

MEMORANDUM

TO: Maggie Dobbs, Borough Manager
Narberth Borough

FROM: Anthony Catalozzi, P.E.
PENNONI ASSOCIATES, INC.
Project Engineer

DATE: March 14, 2025

**SUBJECT: 201 Sabine Conceptual Subdivision Plans
NARBM15001**

As requested, we have prepared 3 conceptual subdivision plans for the Borough owned 201 Sabine Ave property. The subject property has a gross area (including land in the right-of-way) of 4.05 acres, and a net area (outside of the right-of-way) of 3.3 acres which is currently developed with Sabine Park on the eastern side, a common parking lot in the center, and the commercial building complex on the western side. The property is currently zoned 3B – Mixed Residential Limited.

The 3 conceptual plans depict the subdivision of the property into 2 lots with the creation of a new 1-acre, 1.5-acre, and 2-acre property respectively on the eastern side of the property. The intent of the plans is to provide the Borough a visual presentation of what a subdivision of the property would look like as it considers future planning of the property.

At this time, conceptual layouts of development which could be accommodated on the property have not been prepared. However, to assist the Borough's evaluation of a potential use of the property, we have included building setback and parking setbacks for the 5B – Montgomery Ave District which would be consistent with the other properties which front on Montgomery Ave.

If the Borough desired to further explore conceptual layouts for development of the property, yield plans based on the current 3B zoning or 5B zoning could be developed which would explore options for building layouts, parking layouts, site access, etc.

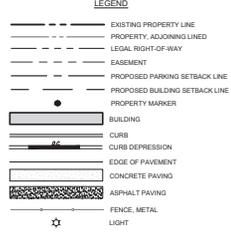
NOTES:

- A FIELD SURVEY OF THE SITE WAS PERFORMED BY PENNONI ASSOCIATES INC. IN DECEMBER 2024.
- UNLESS SPECIFICALLY STATED OR SHOWN HEREON TO THE CONTRARY, THIS SURVEY IS MADE SUBJECT TO AND DOES NOT LOCATE OR DELINEATE:
 - § RIGHTS OR INTERESTS OF THE UNITED STATES OF AMERICA OR COMMONWEALTH OF PENNSYLVANIA OVER LANDS NOW OR FORMERLY FLOWED BY TIDEWATER BUT NO LONGER VISIBLE OR PHYSICALLY EVIDENT OR LANDS CONTAINING ANY ANIMAL, MARINE, OR BOTANICAL SPECIES REGULATED BY OR UNDER THE JURISDICTION OF ANY FEDERAL, STATE, OR LOCAL AGENCY.
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- BOUNDARY INFORMATION SHOWN REFERENCES DOCUMENTS PER MONTGOMERY COUNTY RECORDS OF DEEDS.
- THIS PLAN WAS COMPLETED IN ACCORDANCE WITH SECTION E - STANDARDS FOR BOUNDARY SURVEYS IN THE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS OF THE COMMONWEALTH OF PENNSYLVANIA AS ADOPTED BY THE PENNSYLVANIA SOCIETY OF LAND SURVEYORS ON NOVEMBER 19, 2021.
- THE BEARINGS SHOWN REFERENCE THE RECORDED DEED BEARING.
- THE WORD "CERTIFY" AS USED IN ITS VARIOUS FORMS HEREON IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF AS SUCH IT CONSTITUTES NEITHER A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- THE HORIZONTAL DATUM FOR THE PLANNOMETRIC FEATURES AND COORDINATE VALUES INDICATED ON THIS PLAN REFERENCE THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE AS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83) WITH THE 2011 ADJUSTMENT (PAPSCR-8 NAD83-2011) AND WAS DETERMINED FROM GNSS OBSERVATIONS ON DECEMBER 2024.
- THE VERTICAL DATUM FOR THE ELEVATIONS AND CONTOURS INDICATED ON THIS PLAN REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND WAS DETERMINED FROM GNSS OBSERVATIONS ON DECEMBER 2024.
- PARKING SPACES SHOWN REPRESENT VISIBLE AND CLEARLY DELINEATED PAVEMENT MARKINGS AND SIGNS. THE SURVEYOR HAS NOT MEASURED INDIVIDUAL SPACES FOR CONFORMANCE WITH ZONING REGULATIONS OR ADA REGULATIONS.
- LOCATIONS OF ON AND OFF-SITE UTILITIES AS SHOWN ARE APPROXIMATE AND MAY OR MAY NOT BE COMPLETE. THE NATURE AND LOCATION OF EXISTING UTILITIES SHOULD BE VERIFIED PRIOR TO INITIATING ANY ACTIVITY THAT MAY AFFECT THEIR USE OR LOCATION.
- THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM EXISTING UTILITY RECORDS AVAILABLE AT THE TIME THESE PLANS WERE PREPARED AND FROM SURFACE OBSERVATION OF THE SITE.
- COMPLETENESS OF ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.
- IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 121 OF 2008 ENTITLED "UNDERGROUND UTILITY PROTECTION LAWF" THE CONTRACTOR SHALL NOTIFY UTILITIES WITHIN THE WORK AREA VIA THE PENNSYLVANIA ONE CALL SYSTEM, INC. (800.242.1778) A MINIMUM OF WORKING DAYS BEFORE THE START OF EXCAVATION.
- THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.
- ALL UTILITIES ARE SHOWN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

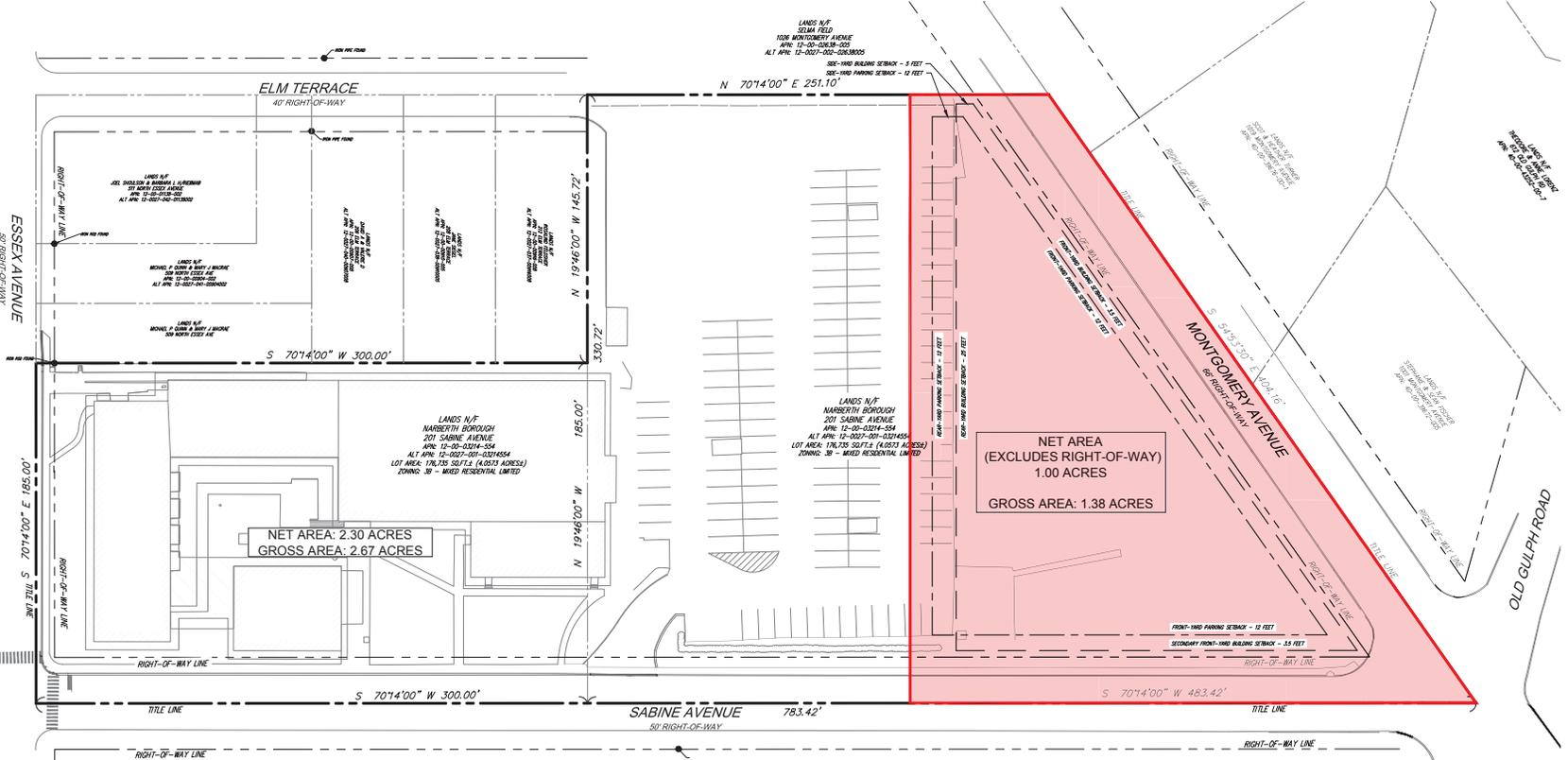
FLOOD ZONE INFORMATION

- BY GRAPHIC PLOTTING ONLY, BASED UPON THE FLOOD INSURANCE RATE MAP, PANEL NO. 389 OF 451, COMMUNITY MAP NO. 42091C03692, WHICH BEARS AN EFFECTIVE DATE OF MARCH 2, 2016. THE SITE IS LOCATED IN THE FOLLOWING ZONE(S):
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PLAN REFERENCES



NOTE:
EXISTING ZONING: 3B - MIXED RESIDENTIAL LIMITED
SETBACKS SHOWN REFLECT 5B - MONTGOMERY AVE. DISTRICT WHICH IS CONSISTENT WITH OTHER PROPERTIES THAT FRONT ON MONTGOMERY AVE.





PENNONI ASSOCIATES INC.
100 CONWAY AVE
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T 215.222.3000
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THE PLAN WAS PREPARED UNDER MY INDIVIDUAL SUPERVISION.

201 SABINE AVE CONCEPTUAL SUBDIVISION
NARBERTH BOROUGH, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA, 19072

1.0 ACRE PLAN
NARBERTH BOROUGH
100 CONWAY AVE
NARBERTH, PA 19072

NO.	DATE	BY	REVISIONS

PROJECT: NARBM15001
DATE: 2025-03-07
DRAWING SCALE: 1"=30'
DRAWN BY: ADC
APPROVED BY: EPU

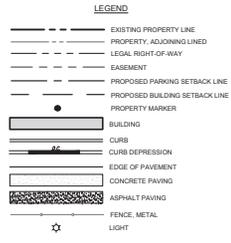
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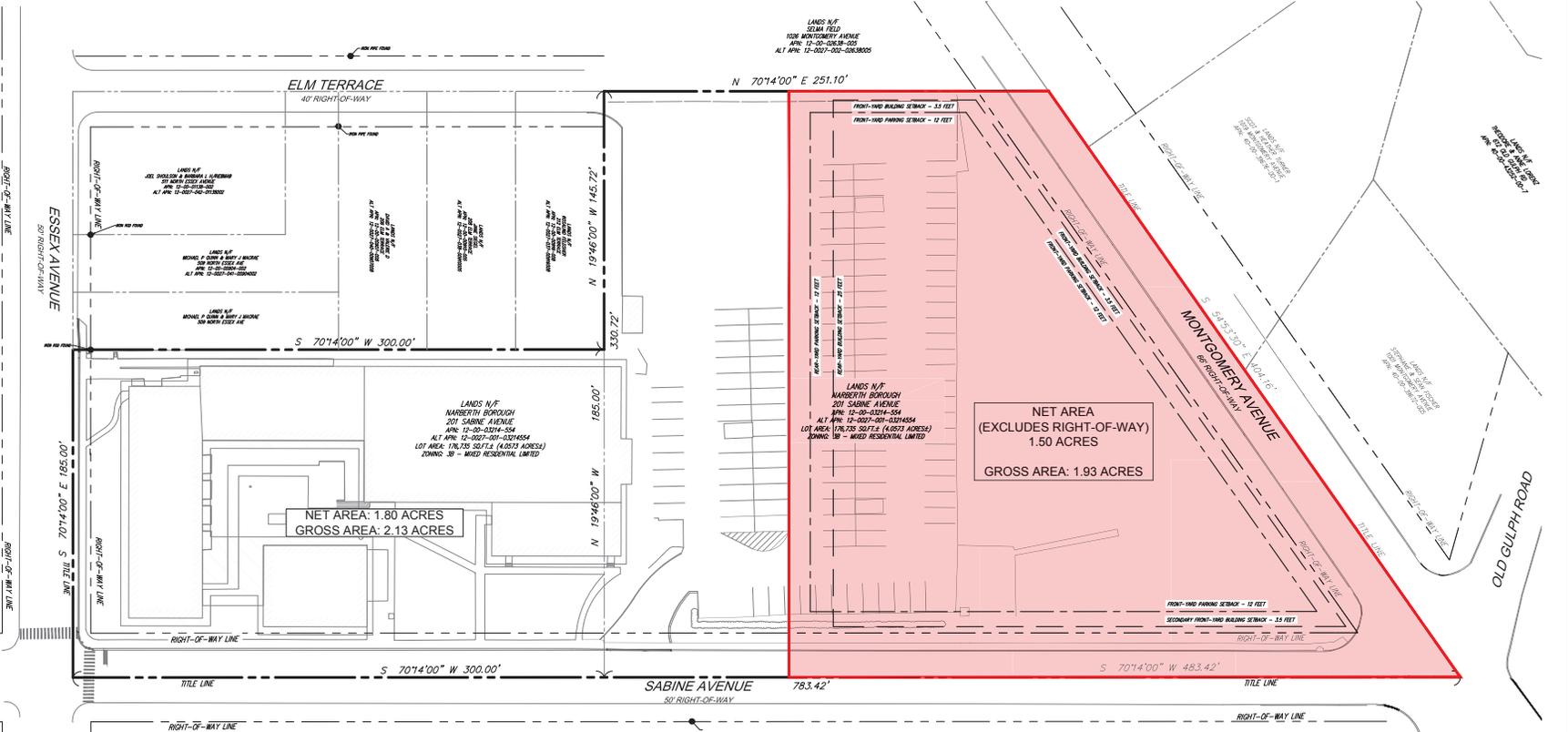
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201 SABINE AVE CONCEPTUAL SUBDIVISION
201 SABINE AVE
NARBERTH BOROUGH, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA, 19072
1.5 ACRE PLAN
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100 CONWAY AVE
NARBERTH, PA 19072

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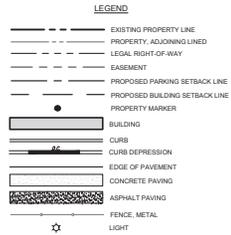
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PROJECT: NARBM15001
DATE: 2025-02-07
DRAWING SCALE: 1"=30'
DRAWN BY: ADC
APPROVED BY: EPU

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SHEET 2 OF 3

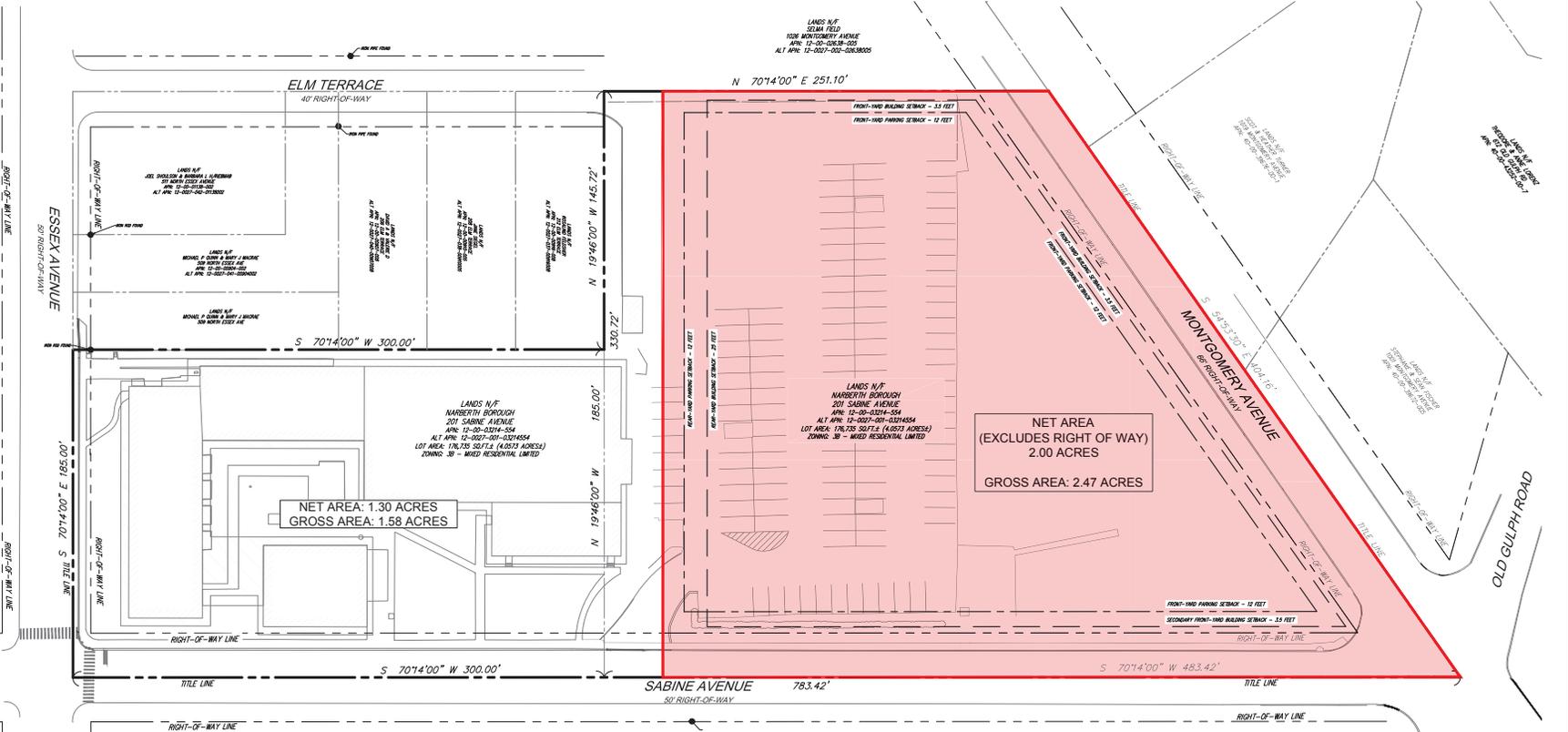
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 201 SABINE AVE
 NARBERTH BOROUGH, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA, 19072

2.0 ACRE PLAN
 NARBERTH BOROUGH
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 NARBERTH, PA 19072

NO.	DATE	BY	REVISIONS

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 DRAWN BY: ADC
 APPROVED BY: EPU

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 SHEET 3 OF 3

201 Sabine Factfinding

Parkland and Open Space. Council reaffirms its commitment to providing parkland and open space at 201 Sabine Ave. that is equal to or greater than the amount of parkland provided on the site today.

Council Factfinding. Borough Council desires additional information to inform future Council discussion regarding the borough-owned site at 201 Sabine Ave. (roughly 3.4 acres). This discussion will necessarily consider implications for fiscal responsibility and policy goals, including balancing the desire for additional open space with consideration of potential impacts to revenues and long-term financial obligations.

To that end, Council is seeking information on the following items:

- **Property Value and Site Configuration Factfinding.** As Council President Bush announced previously, Council intends to have the land appraised according to three different subdivision scenarios (subdivisions creating a separate 1-acre lot, a 1.5-acre lot, and a 2-acre lot).
- **Adaptive Reuse Factfinding.** Council also desires to ascertain the level of interest in adaptively reusing existing buildings on the site as well as other information pertinent to the feasibility of adaptive reuse. To this end, Council will allow interested parties to schedule time to tour the building and the parking lot.

Council desires information on the adaptive reuse potential for the following principal uses: educational uses, civic and institutional uses, and/or affordable/attainable/workforce housing. As part of that factfinding, Council desires information on the potential for preserving the existing buildings, whether any portions of the existing buildings would need to be removed, whether any additions or other new construction would be required, or other information relevant to the feasibility of an adaptive reuse project.

At this time, Council has made no final decisions regarding the site's future. The above items are intended for obtaining additional information regarding the property.